

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 202/3 Claire Street, McKinnon, VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$575,000

&

\$600,000

### Median sale price

Median price

\$847,000

Property Type

Apartment

Suburb

McKinnon (3204)

Period - From

01/03/2023

to

29/02/2024

Source

CoreLogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10/3 CLAIRE STREET, MCKINNON VIC 3204	\$686,000	25/09/2023
102/5 CLAIRE STREET, MCKINNON VIC 3204	\$645,000	22/02/2024
103/10 STATION AVENUE, MCKINNON VIC 3204	\$630,000	30/12/2023

This Statement of Information was prepared on: 14/03/2024